

Acct ID: 556110 MTL: 062W03C001100 Date: **7.3.24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 10855 PORTLAND RD NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 102487 Year: 2024

Last Date Appraised: 02/02/2021 Appraiser: JORDAN SCHULTZ Retag: **N** Tag info: _____
 Owner: RUIZ, JEFF & RUIZ, ANMARIE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 467283
 RMV Land: 608130 RMV Imp: 817901 RMV Total: 1426031 MAV: 432350 MSAV: 34933 SAV: 98258
 Comment: _____

Upd Inv

Input, JJS, 7.10.24

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01600	0
1	SAA	SA OSD - AVERAGE	45000	01600	0

Land

Site: 1	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Market Homesite	Description:			RMV: 47520	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments: 2004-05 REAPPRAISAL. 06-07: RECALC SETUP, APPR NO 19, 10/14/05						
Site: 4	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 47520	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments: Liability year - 2011 / 2004-05 REAPPRAISAL. 06-07: RECALC SETUP, APPR NO 19, 10/14/05						
Site: 5	Code Area: 01600	Size: 0.90 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4B1	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 44910	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments: Liability year - 2011 / 2004-05 REAPPRAISAL. 06-07: RECALC SETUP, APPR NO 19, 10/14/05						
Site: 6	Code Area: 01600	Size: 6.92 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 378180	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments: Liability year - 2011 / 2004-05 REAPPRAISAL. 06-07: RECALC SETUP, APPR NO 19, 10/14/05						

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 01600	Stat Class: 151	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 3077	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 554720
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	3077	4	FB-2/ HB-1	2004	2004	BATH - 2, KIT-, HVAC+, FP - 1, ROOF, BTH - 1	Exception: Y N
Garage Attached	5	Finished	528	0	0	2004	2004	ROOF	Exception: Y N
Carport Attached	5	Unfinished	299	0	0	2004	2004	ROOF	Exception: Y N

Accessories

YISA

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	1824	2004	5394	1	Exception: Y N
CONCRETE DRIVEWAY	5	1886	2004	5577	1	Exception: Y N
PATIO	5	218	2004	1091	1	Exception: Y N
PATIO	5	324	2004	1622	1	Exception: Y N
PATIO	5	519	2005	2597	1	Exception: Y N
PATIO	5	1052	2004	5265	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	218	2004	5753	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	324	2004	8550	1	Exception: Y N

Bldg: 6	Code Area: 01600	Stat Class: 108	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements					Dimensions:	RMV: 11180
Func Obsc: 75	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
ASPHALT DRIVEWAY	1	7100	1990	11183	1	Exception: Y N		

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01600 Stat Class: 351 Year Blt: 1991 Eff Year Blt: 2003 Sq.Ft: 2368 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 63390
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	2368	0	0	2003	2003	EXCLT, BATH - 1, AVG Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
PATIO	6	72	2012	309	1	Exception: Y N		

Bldg: 3 Code Area: 01600 Stat Class: 341 Year Blt: 1946 Eff Year Blt: 2002 Sq.Ft: 280 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x14 RMV: 3410
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	280	0	0	1946	2002	F Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2014 Sq.Ft: 312 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 5130
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	312	0	0	2008	2014	F Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

Bldg: 5 Code Area: 01600 Stat Class: 353 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 2520 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: RMV: 18730
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	4	Finished	2520	0	0	2012	2012	FAIR Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

Bldg: 7 Code Area: 01600 Stat Class: 354 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 800 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 50x16 RMV: 2530
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	800	0	0	2012	2012	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

Bldg: 8 Code Area: 01600 Stat Class: 351 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 3840 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 96x40 RMV: 70070
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	3840	0	0	2020	2020	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 9 Code Area: 01600 Stat Class: 355 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 1536 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 96x16 RMV: 11700
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	1536	0	0	2020	2020	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 10 Code Area: 01600 Stat Class: 357 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 7200 % Complete: 100
 Desc: Frost Control Dimensions: 120x60 RMV: 38541
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Frost Control	5	Finished	7200	0	0	2019	2019		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 11 Code Area: 01600 Stat Class: 351 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 9370
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	720	0	0	2013	2013	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 12 Code Area: 01600 Stat Class: 351 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 13740
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	1152	0	0	2012	2012	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 13 Code Area: 01600 Stat Class: 353 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 2016 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: RMV: 15390
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	4	Finished	2016	0	0	2012	2012	FAIR	Exception: Y N

Accessories

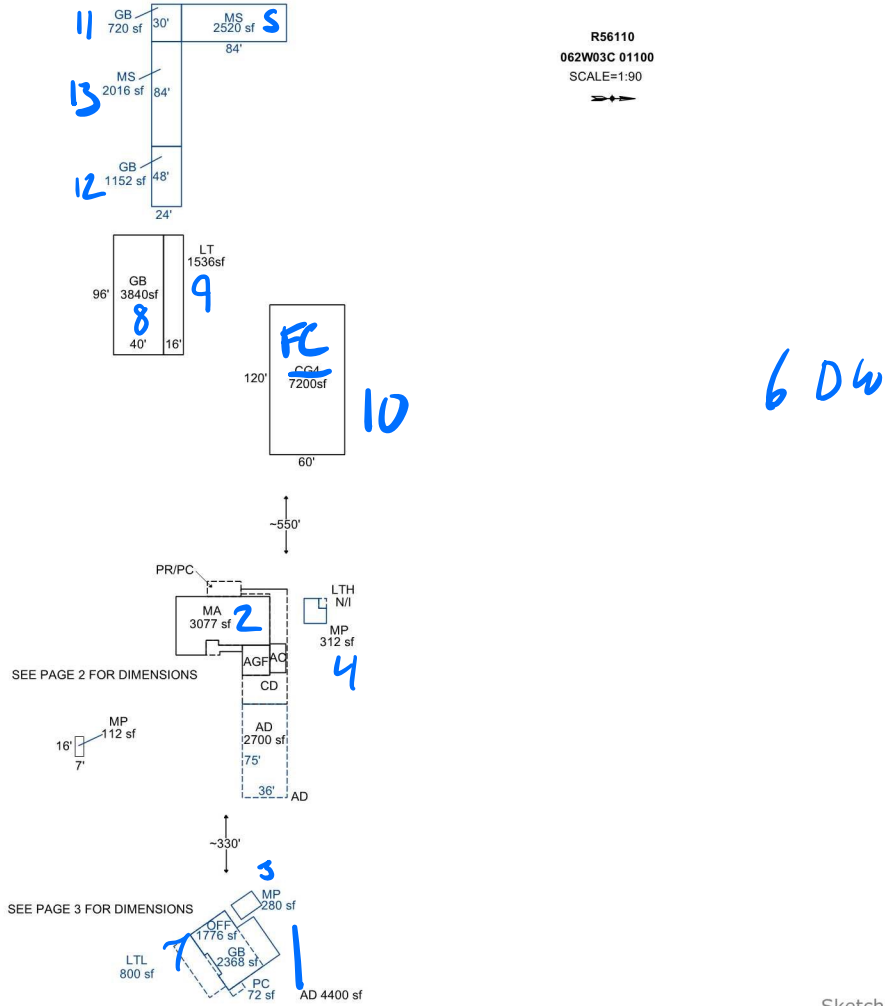
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R56110 Parcel No.: 062W03C 01100
 Property Address: 10855 PORTLAND RD NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	112.0	46.0	
	GB	1.0	3840.0	272.0	
	LTL	1.0	800.0	132.0	
	MP	1.0	280.0	68.0	
	GB	1.0	2368.0	214.0	
	MP	1.0	312.0	76.0	
	MS	1.0	2520.0	228.0	
	LT	1.0	1536.0	224.0	
	MS	1.0	2016.0	216.0	
	GB	1.0	1152.0	144.0	
	GB	1.0	720.0	108.0	
	CG4	1.0	7200.0	360.0	22856.0
	GLA1	MA	1.0	3077.0	252.0
GAR	AC	1.0	299.0	72.0	
	AGF	1.0	528.0	92.0	827.0
OTH	OFF	1.0	1776.0	182.0	1776.0
	5 addl items				
	Net LIVABLE	cnt	1 (rounded)		3,077
	Net BUILDING	cnt	12 (rounded)		22,856

COMMENT TABLE 1

APEXED BY NRC 02/04/2009
 Update to add MS 2/20/13 Jane
 UPDATED BY JRONDEMA 11/26/18
 UPDATED BY CJURAN 02/16/2021

COMMENT TABLE 2

KH 90 3.20.14
 T-11 11.26.18
 JS#29 02/02/2021
JJS 7.3.24

COMMENT TABLE 3

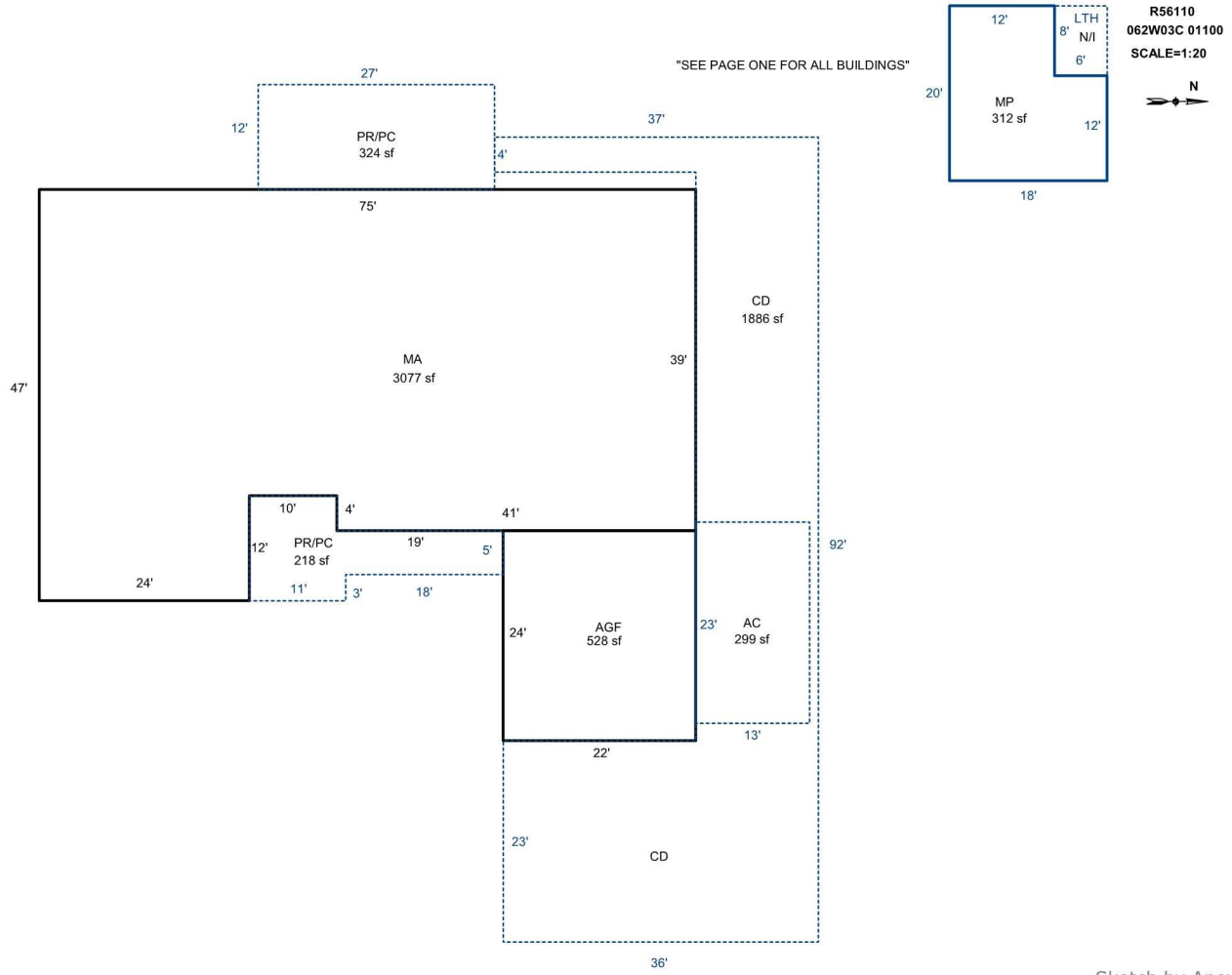
TAGS
Cyde L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R56110 Parcel No.: 062W03C 01100
 Property Address: 10855 PORTLAND RD NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	312.0	76.0	312.0
GLA1	MA	1.0	3077.0	252.0	3077.0
GAR	AGF	1.0	528.0	92.0	
	AC	1.0	299.0	72.0	827.0
P/P	PR/PC	1.0	218.0	82.0	
	CD	1.0	1886.0	302.0	
	PR/PC	1.0	324.0	78.0	2428.0

COMMENT TABLE 1

APEXED BY NRC 02/04/2009
 Update to add MS 2/20/13 Jane
 UPDATED BY JRONDEMA 11/26/18
 UPDATED BY CJURAN 02/16/2021

COMMENT TABLE 2

KH 90 3.20.14
 T-11 11.26.18
 JS#29 02/02/2021

COMMENT TABLE 3

TAGS

Net LIVABLE	cnt	1	(rounded)		3,077
Net BUILDING	cnt	1	(rounded)		312

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R56110 Parcel No.: 062W03C 01100
 Property Address: 10855 PORTLAND RD NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2368.0	214.0	
	MP	1.0	280.0	68.0	
	LTL	1.0	800.0	132.0	3448.0
OTH	OFF	1.0	1776.0	182.0	1776.0
P/P	PC	1.0	72.0	36.0	72.0

COMMENT TABLE 1

APEXED BY NRC 02/04/2009
 Update to add MS 2/20/13 Jane
 UPDATED BY JRONDEMA 11/26/18
 UPDATED BY CJURAN 02/16/2021

COMMENT TABLE 2

KH 90 3.20.14
 T-11 11.26.18
 JS#29 02/02/2021

COMMENT TABLE 3

TAGS

Net BUILDING cnt 3 (rounded) 3,448